

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**CITY COUNCIL MEETING OF: OCTOBER 7, 2009**

**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: M. MARGO WHEELER**

☐ Consent ☒ Discussion

**SUBJECT:**

SDR-34010 – ABEYANCE ITEM - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-34008 AND SUP-34006 - PUBLIC HEARING - APPLICANT: AMERICAN WEST PETROLEUM - OWNER: PHAM CAPITAL, LLC - Request for a Site Development Plan Review FOR A PROPOSED 3,018 SQUARE-FOOT CONVENIENCE STORE WITH FUEL PUMPS AND A WAIVER TO ALLOW A ZERO-FOOT LANDSCAPE BUFFER ON A PORTION OF THE SOUTH AND WEST PERIMETER WHERE EIGHT FEET IS THE MINIMUM REQUIRED AND TO ALLOW A WAIVER OF THE BUILDING PLACEMENT AND ORIENTATION STANDARDS on 0.58 acres at the southwest corner of Sahara Avenue and Valley View Boulevard (APN 162-07-512-010), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian). The Planning Commission (7-0 vote) and staff recommend DENIAL

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**

11

**City Council Meeting**

3

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**

2

**City Council Meeting**

2

**RECOMMENDATION:**

The Planning Commission (7-0 vote) and staff recommend DENIAL

**BACKUP DOCUMENTATION:**

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter
6. Protest/Support Postcards
7. Backup referenced from the June 11, 2009 Planning Commission Meeting Item 23

Motion made by LOIS TARKANIAN to Approve subject to conditions, amending Condition 3 and adding the following condition as read for the record:

3. All development shall be in conformance with the site plan, landscape plan, floor plan and building elevations date stamped 09/17/09, except as amended by conditions herein.

A. The convenience store shall not exceed 2,400 square feet in size.

B. A revised site plan depicting all parking on site shall be submitted to Planning and Development Department prior to or at the time of submittal for building permit.

**CITY COUNCIL MEETING OF: OCTOBER 7, 2009**

Passed For: 6; Against: 0; Abstain: 0; Did Not Vote: 1; Excused: 0

LOIS TARKANIAN, STEVE WOLFSON, OSCAR B. GOODMAN, GARY REESE, STEVEN D. ROSS, STAVROS S. ANTHONY; (Against-None); (Abstain-None); (Did Not Vote-RICKI Y. BARLOW); (Excused-None)

NOTE: Subsequent to the vote, COUNCILMAN BARLOW requested his vote be reflected in the affirmative.

Minutes:

See Item 120 for related discussion.

